



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
227.042

February 3, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PRIVATE DRAIN NO. T 161, ET AL.
QUITCLAIM OF EASEMENTS - CITY OF LA MIRADA
SUPERVISORIAL DISTRICT 4
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE COUNTY OF LOS ANGELES AND THE GOVERNING BODY OF THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the County of Los Angeles' drainage easement located at 13001 La Mirada Boulevard, in the City of La Mirada, as excess property.
3. Authorize the quitclaim of the County's drainage easement to the Los Angeles County Flood Control District.
4. Declare the drainage easement quitclaimed above by the County to the District, and the District's storm drain easement in a portion of Private Drain No. T 161 (2,122 square feet), to no longer be required for the purposes of the District.

5. Authorize the quitclaim of these easements from the District to the underlying fee owner, La Mirada Retirement Residence Limited Partnership.
6. Instruct the Chair to sign the enclosed Quitclaim of Easement documents and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will first allow the County to quitclaim a portion of its drainage easement located at 13001 La Mirada Boulevard to the District. The District will then quitclaim this easement, as well as the District's easement in a portion of Private Drain No. T 161 to the underlying fee owner, La Mirada Retirement Residence Limited Partnership.

The County acquired a drainage easement by dedication on Tract Map No. 21414 and a storm drain easement for Private Drain No. T 161 by dedication on Tract 23175. The County subsequently quitclaimed only the storm drain easement to the District. La Mirada Retirement Residence Limited Partnership requested to realign portions of the District's facilities to accommodate their development. As a condition of approval for the realignment, they granted to the District new easements for covered storm drain and appurtenant structures and for ingress and egress for the operation and maintenance of the relocated facilities. The easements proposed to be quitclaimed are no longer needed by the District or County and lie outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Service Excellence since the maintenance of our flood control facilities is needed to provide flood protection that improves the quality of life to the residents in the area.

FISCAL IMPACT/FINANCING

None. La Mirada Retirement Residence Limited Partnership granted the District alternative easements in exchange for this quitclaim.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement documents have been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 3, 2005
Page 3

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of CEQA, these transactions are categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

These actions are in the County's and District's best interest. Enclosed are one original and two duplicates of each of the Quitclaim of Easement documents. Please have the originals and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed originals and one duplicate of each to this office, retaining one duplicate of each for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MQ:in
P6:blPDT161.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property Mgmt Div.
R/W Engineering Section

Space above this line reserved for Recorder's use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE
REVENUE & TAXATION CODE

Assessor's Identification Number:
8041-002-022 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES
PURSUANT TO SECTION 27383 OF THE GOVERNMENT
CODE

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release and forever quitclaim to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, all its right, title and interest in and to that certain easement for drainage purposes, as shown and dedicated on the map of Tract 21414, filed October 13, 1955, in Book 580, pages 11 to 13, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of La Mirada, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

File with:	TRANSFER DRAINS PRIVATE DRAIN NO. 161
Also Affects:	PRIVATE DRAIN NO. 121 I.M. 069-277 S.D. 4 M9021035

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By Freming E. Scott
Deputy

APPROVED as to title and execution,
_____, 20_____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____
ASSISTANT DEPUTY DIRECTOR
Mapping & Property Management Division

EXHIBIT A

File with: **TRANSFER DRAINS**

PRIVATE DRAIN NO. 161

Also affects: **PRIVATE DRAIN NO. 121**

A.P.N. 8041-002-022(por.)

T.G. 737(F1)

I.M. 069-277

Fourth District

M9021035

LEGAL DESCRIPTION

(Quitclaim of a portion of easement)

That portion of the northeast quarter of Section 15, Township 3 South, Range 11 West, in Rancho Los Coyotes, as shown on a copy of a map made by Charles T. Healey, recorded in Book 41819, page 141, et seq., of Official Records, in the office of the Recorder of the County of Los Angeles, within that certain 10-foot wide strip of land designated as "...10' EASEMENT TO COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES", on map of Tract No. 21414, recorded in Book 580, pages 11, 12 and 13, of Maps, in the office of said Recorder, said 10-foot wide strip of land also being shown and designated as "10' Drainage Easement of the County of Los Angeles per Tr. No. 21414 M.B. 580-11-13", on map of Tract No. 23175, recorded in Book 642, pages 76 and 77, of said Maps, lying southerly of a line parallel with and 22.17 feet southerly, measured at right angles, from the southerly line of Lot 14 of said Tract No. 21414.

Containing: 278 square feet, more or less.

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(7-19-04)

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

La Mirada Retirement Residence
Limited Partnership
2741 12th Street, SE
Salem, OR 97302

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8041-002-022 (Portions)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to LA MIRADA RETIREMENT RESIDENCE LIMITED PARTNERSHIP, an Oregon limited partnership, all its right, title, and interest in and to the following easements:

An easement for storm drain purposes, as shown and dedicated on the map of Tract No. 23175, filed on May 14, 1959, in Book 642, pages 76 and 77, of Maps, in the office of the Recorder of the County of Los Angeles

An easement for drainage purposes, as shown on and dedicated on the map of Tract No. 21414, filed on October 13, 1955, in Book 580, pages 11 to 13, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles.

Said easements are affected insofar and only insofar as they exist on the real property in the City of La Mirada, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

File with: TRANSFER DRAINS PRIVATE DRAIN NO. 161 I.M. 069-277 S.D. 4	M9021035
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Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

OG:jb
P:Conf:qoeOG3.doc

Note: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By *Frank E. Scott*
Deputy

APPROVED as to title and execution,

_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

File with: **TRANSFER DRAINS**
PRIVATE DRAIN NO. 161
A.P.N. 8041-002-022(por.)
T.G. 737(F1)
I.M. 069-277
Fourth District
M9021035

LEGAL DESCRIPTION

(Quitclaim of portions of easements)

Part A:

That portion of the east half of Section 15, Township 3 South, Range 11 West, in Rancho Los Coyotes, as shown on a copy of a map made by Charles T. Healey, recorded in Book 41819, page 141, et seq., of Official Records, in the office of the Recorder of the County of Los Angeles designated as "Easement to the County of Los Angeles For Storm Drain Purposes", on map of Tract No. 23175, recorded in Book 642, pages 76 and 77, of Maps, in the office of said Recorder, lying northerly of a line parallel with and 29.14 feet northerly, measured at right angles, from the northerly line of Lot 3 of said Tract No. 23175.

Part B:

That portion of the above mentioned northeast quarter of Section 15, within that certain 10-foot wide strip of land designated as "...10' EASEMENT TO COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES", on map of Tract No. 21414, recorded in Book 580, pages 11, 12 and 13, of the above mentioned Maps, said 10-foot wide strip of land also being shown and designated as "10' Drainage Easement of the County of Los Angeles per Tr. No. 21414 M.B. 580-11-13", on map of above mentioned Tract No. 21375, lying southerly of a line parallel with and 22.17 feet southerly, measured at right angles, from the southerly line of Lot 14 of said Tract No. 21414.

Total Area of Parts A and B containing: 2122 square feet, more or less.